

Relocation Program
South End Urban Renewal Area

A. Administrative Organization

1. Identification.

The Boston Redevelopment Authority will retain the ultimate responsibility for the relocation of all site occupants displaced from the project area. Individual and family relocation will be done under third party contract, while business relocation and property management will be carried out by regular authority staff.

2. Organization of Relocation Staff.

The relocation staff will consist of (a) site office manager, (b) director of relocation, (c) professionally trained family relocation specialists, (d) business relocation specialists, (e) relocation housing specialists, (f) administrative assistant for records, (g) one claims examiner, (h) one receptionist-secretary, (i) property maintenance specialists.

3. Staff Functions.

The relocation work program will be developed (a) to keep the project area families and businesses informed of their status by means of newspaper and other publicity, (b) to issue formal letters of information and notification, including notification of the availability and conditions governing relocation payments, (c) to interview and register all project area families and businesses and to keep a record of the particular needs of each site occupant, (d) to promote and compile satisfactory listings of available and suitable vacancies, (e) to inspect the condition of every available dwelling vacancy listed with the Authority, (f) interview families after relocation to ascertain whether their needs have been adequately met, (g) to keep necessary records and reports, and to integrate property management and site clearance operations with relocation progress.

Families will be encouraged to find suitable housing for themselves on their own initiative, but will be informed and constantly reminded that the Relocation Service is ready at all times to offer its full assistance in their effort to find satisfactory accommodations.

The contractor will assist in obtaining a decent, safe and sanitary dwelling unit for each family to be displaced from the project area. The Authority will insure that permanent housing accommodations will be provided not only in standard physical condition, decent, safe and sanitary, but will be located in areas not generally less desirable in regard to public utilities and public commercial facilities and at prices or rents within the financial means of the families displaced from the project area. All needs of the families displaced will be taken into consideration before the relocation is made.

B. Relocation Standards

Each dwelling unit offered for relocation housing will be inspected by a trained housing inspector to establish the fact that the dwelling is decent, safe and sanitary and that it meets the following standards:

1. Physical Standards

a. Sanitary, heating, ventilating and lighting facilities.

Each family shall occupy a dwelling unit which shall meet the following standards and which shall have the following facilities for the exclusive use of the family.

The dwelling unit must have:

1. A kitchen sink which is in good working condition and which is properly connected to the City water and sewer system;
2. Safe and adequate cooking facilities;
3. Safe and adequate heating facilities;
4. A room which affords privacy to a person within it and which contains a flush water closet and a lavatory basin in good working condition and properly connected to the City water and sewer system;
5. A room which affords privacy to a person within it and which contains a bathtub or shower in good working condition and properly connected to the City water and sewer system;
6. Adequate rubbish storage facilities and garbage disposal facilities;
7. Adequate and properly connected water heating facilities;
8. Every kitchen sink, lavatory basin, and bathtub or shower required as equipment for a standard dwelling unit shall be properly connected with both hot and cold water lines;
9. Every habitable room shall have at least one window or skylight facing directly to the outdoors and which can be easily opened.
10. Every bathroom and water closet compartment shall be well lighted and ventilated. Window requirements may be waived provided that there is an installed mechanical ventilation system approved by the Health Commissioner.

b. Structural Conditions

1. It shall be structurally sound, in good repair, and shall be in adequate state of maintenance.
2. Two safe, unobstructed means of egress leading to safe and open space at ground level.

c. Occupancy

1. There shall be 150 sq. ft. of floor space for the first occupant of a standard dwelling unit and at least 100 additional sq. ft. of floor space for each additional occupant; floor space to be computed shall be the total habitable room area. Floor space shall be subdivided into sufficient rooms to be adequate for the family.
2. There shall be the following number of bedrooms for families of various sizes:

Size of Household (family)	1	2	3	4	5	6
Bedrooms per Household (family)	1	1-2	2	2-3	3	3-4
Size of Household (family)	7	8	9			
Bedrooms per Household (family)	4	4-5	5			

2. Standards for Displacee's Ability to Pay

The net monthly rental of any dwelling unit, excluding the cost of electricity and gas, but including the cost of heat and water, shall not, as a general rule, exceed 23 per cent of the family's monthly income before taxes.

The ability to purchase housing shall also be related to family income. With the use of Section 221 of the National Housing Act, and taking into consideration local financing practices, property taxes, maintenance, utility and operating charges, the following relations of sales price to income are feasible in the Boston area:

<u>Sales Price</u>	<u>Required Income Level</u>
\$ 6,500 - 10,000	\$ 3,000 - 4,000
10,000 - 14,000	4,000 - 6,000
14,000 & over	6,000 & over

3. Location Standards

The dwelling unit offered for relocation housing shall be located:

- a. So that the principal worker in the family can reach his place of employment within a reasonable time and a reasonable commuting expense.
- b. In an area which meets the family's essential needs for public and commercial facilities.

The relocation staff will consult with the planning staff of the Authority to ascertain areas scheduled for future clearance in order to avoid, to the extent that an advance determination of these areas can be made, any subsequent displacement of the family. Families will be advised to check with the relocation staff as to the location of housing in relation to future renewal activities.

4. Temporary Relocation

Temporary relocation will be held to a minimum. It shall occur into a dwelling unit which

- a. Contains facilities in working order.
- b. Is in safe and habitable condition.
- c. Is sufficiently large for the family.

If temporary relocation is made for the convenience of the Authority, the cost of the move will not be charged to the resident's allowable Relocation Payment. Any other temporary move will be charged against the resident's maximum allowable Relocation Payment.

The Authority is responsible for the relocation of every resident in the Project Area.

C. Proposals for Obtaining Relocation Housing

1. Arrangements made with sources of existing private and public housing for obtaining:

a. Notification of Vacancies

Private Housing

Vacancy listings will be compiled from notifications of vacancies from realtors, newspaper advertisements, mail carriers, utility companies, house moving firms, municipal departments, other governmental agencies preparing such listings, and other such agencies and informed persons.

Dwelling units on file are first inspected by the relocation staff to determine that the units are standard in accordance with the Boston Housing Code, and to obtain information on size and cost of units.

Public Housing

Liaison between the Castle Square relocation staff and the Boston Housing Authority will be maintained in order to insure maximum cooperation and effective referral of site families to the Boston Housing Authority. A letter from the Chairman, Boston Public Housing Authority, is attached as Exhibit A.

Commissioners of the Boston Housing Authority have indicated that public low-rent housing and housing for the elderly will be available to provide for all families who are eligible for such housing and are to be displaced during the relocation period.

b. Information on size and rent of available units.

Private Housing

Past experience indicates that vacancies available for relocation cover a range of size and rent levels. When the relocation staff learns of or identifies available vacancies, information on the size and rent or sales price of the dwelling units will be obtained. Housing inspectors on the relocation staff

will then inspect the units to determine whether or not they are decent, safe, and sanitary in accordance with the Boston Housing Code, and to obtain information on the size and rent of the vacant units. This information will be made available to families and individuals in accordance with their specific housing needs.

Public Housing

The dwelling units managed by the Boston Housing Authority range from one-bedroom to five-bedroom units. The turn-over and vacancy rates are highest in the two and three-bedroom units and thus these units are most readily available.

Monthly rent for public housing units is based upon income and family size. The minimum rent for the Federal program (general program) is \$40.00 per month.

A copy of a letter from the Chairman, Boston Public Housing Authority is attached to the Statement accompanying Form H-6122. This provides additional information on size and availability of public housing units.

c. Admission preference for referred families.

Displaced eligible families will be given preference in housing units located in renewal or redevelopment projects. Such families are also given priority in admission to public housing units.

The Special Admission Limits to public housing for families displaced by public redevelopment action are:

<u>Family Composition</u>	<u>Special Admission Limits</u> (Net Income after Exemptions)
1 - 2 persons	\$4,500 per annum
3 - 4 persons	4,750 " "
5 - 6 persons	5,125 " "
7 or more persons	5,500 " "

2. Adequacy of supply of existing housing expected to become available during the displacement period.

In order to estimate availability of local housing, many factors must be considered. In terms of housing supply, these factors include the rate of new construction, the conversion rate, withdrawal and demolition rates, the turnover of existing housing, and the availability of credit. On the demand side, pertinent factors include the total relocation needs from all governmental projects, family formation, increased real income, and other demand factors. Estimates of local housing resources, based on the above considerations, do not show any deficit of available housing to be used as relocation housing for residents during the displacement period. (See Form H-6122).

The rehousing staff will attempt to obtain maximum use of Section 221 of the National Housing Act, and other sales housing programs. The staff will aid families and persons desiring and able to purchase housing to locate such housing and make applications for mortgages and FHA mortgage insurance, where appropriate.

3. Adequacy of supply of standard housing for low-income families.

It is expected that the supply of public and private housing will be sufficient to meet the requirements of low-income families.

Minority groups in the Project Area represent a much lower proportion of the population than for the South End Project Area as a whole. The rehousing problems of such families will not represent a serious problem. Problems of handicapped, aged, or large families will be handled by qualified persons on the relocation staff.

D. Relations with Site Occupants

1. Development of an Informational Program.

Under the terms of the third party contract, an informational program will be implemented by the contractor. This will include official informational letters, newsletters, brochures, and the development of direct contacts with institutions and agencies serving the Project Area.

The contractor has established methods of communication over a period of years throughout the Project Area and the vicinity, by group meetings, distribution of bulletins and notices.

Through utilization of these resources and techniques, site occupants will be kept informed of the relocation assistance available to them.

2. Interviews with site occupants.

a. A complete survey of families and individuals whose living accommodations are to be acquired has been conducted. At the time of acquisition of property, residents will be informed:

- 1) that the Redevelopment Authority has acquired the property by eminent domain on said date;
- 2) of the reason for the acquisition;
- 3) of the Authority's basic objectives and policies with respect to relocation;
- 4) of the Authority's legal responsibility and obligations on relocation and services and aids available, including relocation payments;
- 5) of the opening of a field office for official contacts, assistance and information, and the name of the person in charge, the address, and the hours of business;

- 6) that they will not be required to move, except for cause, or except on a temporary basis, until given an opportunity to obtain standard housing;
- 7) of the obligation to pay use and occupancy charges to the Authority;
- 8) of the eviction policy of the Authority,

An informational booklet or statement will be given to each site resident at the time of taking outlining the pertinent facts in simple, easy to read fashion.

The booklet or statement will also contain a brief guide to families seeking their own accommodations as to what constitutes decent, safe, and sanitary housing.

3. General location and approximate business hours of the South End Relocation Office.

The Relocation Office will be located in the Project Area. It will be open from 9:00 A.M. to 5:00 P.M. five days a week; evening and Saturday hours will be arranged when indicated.

4. Referrals to co-operating real estate firms and the Housing Authority.

Site occupants will be referred to private real estate firms, landlords, builders, etc. after said unit has been inspected and approved by a housing inspector on the Rehousing Staff.

5. Inspection of relocation housing.

All relocation housing, other than public housing and FHA approved, will be inspected, including that of self-relocated families. If such families have moved to substandard housing, they will be considered as temporarily relocated and will be urged to take advantage of the resources of the Rehousing Staff in obtaining standard accommodations.

If the family declines the offer of a standard dwelling unit and relocates into a unit that does not meet code requirements, the matter will be referred to the appropriate code enforcement agency with the objective of bringing the unit into conformity with code requirements.

6. Tracing of families who have left without leaving a new address.

The Rehousing Staff will attempt to trace families who have disappeared from the project area by using available sources for locating them; i.e., employers, school registrations, social agencies, telephone and utility records. When families cannot be found after a two-month period, they will be dropped from the work load.

7. Referral to Social Agency of families requiring assistance.

Families requiring assistance of a special nature will be offered the services of qualified persons on the relocation staff. Arrangements for referring families or single persons requiring long-term assistance to appropriate social agencies and organizations are now being developed as part of the comprehensive relocation program.

8. Assistance to prospective home buyers in obtaining mortgage financing.

The relocation staff will explain the FHA Section 221 mortgage insurance program, and FHA and other mortgage financing programs to prospective home buyers. All possible assistance will be given to families who desire and are able to purchase housing under these programs. Assistance will be given by the staff to families applying for mortgages and mortgage insurance through FHA.

FHA Form 3476, Certificate of Eligibility Under Section 221 of the National Housing Act will be provided to those families who are interested.

E. Eviction Policy and Proceedings of the Boston Redevelopment Authority.

The Authority will make all possible efforts to avoid the eviction of any family from the Project Area. Eviction shall occur only against site families who:

- 1) are financially able to and refuse to pay use and occupancy charges to the Authority;
- 2) maintain a nuisance or use the premises for illegal purposes;
- 3) refuse without valid reason three or more referrals of suitable and approved accommodations;
- 4) are squatters in dwellings vacated by families who have been relocated;
- 5) refuse to admit a relocation interviewer.

Prior to eviction, the family will be offered all of the relocation services offered by the Authority. In addition, an attempt will be made to enlist the services of the appropriate community social service agency if it appears that the family requires special assistance. Finally, each case must be approved by the Executive Director or Assistant Executive Director prior to eviction. All evictions must be authorized by a majority vote of the Redevelopment Authority.

F. Relocation Payments

All relocation payments will be made in accordance with The National Housing Act, as amended, and applicable Rules and Regulations issued thereunder. Detailed information and prescribed procedures with respect to the method of payment will be available at the site office.

1. Eligibility

Relocation payments will be made to families, individuals and businesses in the Project Area who are eligible according to the above Regulations.

2. Time Limit

The claim for Relocation Payment for moving expenses or direct loss of property must be filed with the Authority by the claimant within six (6) months of the time that the expense has been incurred.

3. Method of Payment

The Boston Redevelopment Authority adopts the following schedule on the method for the making of fixed relocation payments to individuals and families in lieu of their reasonable and necessary moving expenses and for allowable direct losses.

Families and individual householders payment schedule based on actual livable rooms with furniture of the claimant.

One room	\$ 40.00
Two rooms	55.00
Three rooms	70.00
Four rooms	85.00
Five rooms	100.00
Six rooms	115.00
Seven rooms	130.00
Eight rooms	145.00
Nine rooms	160.00
Ten rooms	175.00
Eleven rooms	190.00
Twelve rooms or more	200.00
Single person not owning furniture	5.00
Family not owning furniture	10.00

The Authority will pay the actual and necessary moving expenses, plus personal property losses, in lieu of the above schedule, but not to exceed \$200.00, if the family being relocated so desires.

G. Services to be Provided by the Authority to Individual and Business Concerns.

1. The relations with individual residents occupying separate housekeeping units or rooms will be the same as with families. All relocation services will be offered, including referrals to public housing, if eligible, or to private rental housing. Relocation payments will be made to eligible individuals under the provisions set forth in Relocation Payments Program.

2. The relations with individual residents occupying rooming units or other such accommodations will be the same as with families and individuals occupying housekeeping units.
3. Business concerns will receive information similar to that which is available to other site occupants. Relocation services will be provided to all non-residential site occupants. Eligible business firms will receive payment for moving expenses and/or any direct property loss, in accordance with established regulations.

A business relocation policy statement is attached herewith.

H. Additional State or Local Relocation Requirements.

There are no additional relocation requirements specified in applicable State laws or local ordinances.

SOUTH END RENEWAL AREA
EARLY LAND ACQUISITION
PROJECT NO. MASS. R-56

BINDER NO.

South End Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE

OCT 3 1962

FORM H-6 : ESTIMATED HOUSING REQUIREMENTS AND RESOURCES FOR DISPLACED FAMILIES CODE NO. E-223(2)

Page 1 of 6

Form appr. No. 3-R925-4

H-6122
(6-62)

HOUSING AND HOME FINANCE AGENCY
URBAN RENEWAL ADMINISTRATION

ESTIMATED HOUSING REQUIREMENTS AND
RESOURCES FOR DISPLACED FAMILIES

INSTRUCTIONS: Place original and one copy in one binder
and one copy each in other binder

PROJECT LOCALITY
Boston, Massachusetts

PROJECT NAME
South End Renewal Area

PROJECT NUMBER

R-56

ESTIMATED LENGTH
OF
DISPLACEMENT
IN MONTHS

DATE OF SUBMISSION

12

I. NUMBER OF FAMILIES IN PROJECT AREA AND NUMBER DISPLACED

	FAMILIES	PROJECT AREA	DISPLACED
a. Estimated number in project area		675	506
b. Estimated number to be acquired by EPA		675	506
c. Estimated number to be displaced from property to be acquired by other public bodies		0	0
d. Estimated number to be displaced by demolition, or code enforcement activities, due to project area		0	0

II. CHARACTERISTICS OF FAMILIES TO BE DISPLACED

	ESTIMATED NUMBER	SPC	ACQ	TO
a. TOTAL	(1)	506	469	37
b. Eligible for federally aided public housing		337	310	27
c. Eligible for State or locally aided public housing	2)	(67)	(62)	(5)
d. Ineligible for public housing		169	159	10

III. CHARACTERISTICS OF FAMILIES TO BE DISPLACED FROM PROPERTY TO BE ACQUIRED BY OTHER PUBLIC BODIES

	ESTIMA	NUMBER OF FAMILIES
a. TOTAL		
b. Eligible for federally aided public housing		
c. Eligible for State or locally aided public housing		
d. Ineligible for public housing		

IV. CHARACTERISTICS OF FAMILIES TO BE DISPLACED FROM PROPERTY TO BE ACQUIRED

	ESTIMA	NUMBER OF FAMILIES
a. TOTAL		
b. Eligible for federally aided public housing		
c. Eligible for State or locally aided public housing		
d. Ineligible for public housing		

V. PROPOSED REHOUSING OF FAMILIES INCLUDED IN BLOCKS II, III, and IV ABOVE

PROPOSED REHOUSING	WHITE			NONWHITE		
	TOTAL	EXISTING UNITS	NEW UNITS	TOTAL	EXISTING UNITS	NEW UNITS
a. TOTAL FAMILIES	506	500	0	169	169	0
b. Private rental housing	346	346	0	122	122	0
c. Private sales housing	37	37	0	19	19	0
d. Federally aided public housing	98	98	0	22	22	0
e. Other public housing	25	25	0	6	6	0

(1) includes single persons (2) totals in II, III, and IV above

South End Renewal Area

PROJECT NUMBER R-56

VI. SIZE AND BEDROOM REQUIREMENTS, BY INCOME, OF FAMILIES TO BE DISPLACED FROM PROJECT AREA
(Include all listed under II, III, and IV)
A. SIZE, BY INCOME, OF WHITE FAMILIES TO BE DISPLACED FROM PROJECT AREA

MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	NUMBER OF FAMILIES BY FAMILY SIZE ¹								
		1	2	3	4	5	6	7	8	9 OR MORE
TOTAL	506	212	136	52	36	32	23	7	5	3
\$0 - \$49	18	16	2	-	-	-	-	-	-	-
\$50 - \$99	63	52	10	-	1	-	-	-	-	-
\$100 - \$149	86	62	16	5	2	1	-	-	-	-
\$150 - \$199	70	31	22	13	-	4	-	-	-	-
\$200 - \$249	53	22	12	5	5	3	4	2	-	-
\$250 - \$299	54	8	28	4	7	4	3	-	-	-
\$300 - \$349	50	13	12	5	3	4	9	2	1	1
\$350 - \$399	24	3	7	5	3	3	1	2	-	-
\$400 - \$449	27	5	7	2	3	9	-	1	-	-
\$450 - \$499	14	0	5	-	3	2	2	-	2	-
\$500 or more	47	0	15	13	9	2	4	-	2	2

B. BEDROOM REQUIREMENTS, BY INCOME, OF WHITE FAMILIES TO BE DISPLACED

MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	BEDROOM REQUIREMENTS				
		1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE
TOTAL	506	293	127	61	20	5
\$0 - \$49	18	17	1	-	-	-
\$50 - \$99	63	58	5	-	-	-
\$100 - \$149	86	72	12	2	-	-
\$150 - \$199	70	44	22	1	-	-
\$200 - \$249	53	29	12	8	4	-
\$250 - \$299	54	25	19	9	1	-
\$300 - \$349	50	20	12	10	7	1
\$350 - \$399	24	7	10	5	2	-
\$400 - \$449	27	9	7	10	1	-
\$450 - \$499	14	3	4	4	2	1
\$500 or more	47	9	23	9	3	3

¹ Draw a zigzag-line differentiating eligible from ineligible families, by family size, for admission to public housing.
Based on Income

PROJECT NAME South End Renewal Area

PROJECT NUMBER

R-56

VI. SIZE AND BEDROOM REQUIREMENTS, BY INCOME, OF FAMILIES TO BE DISPLACED FROM PROJECT AREA—Continued
(Include all listed under II, III, and IV)

C. SIZE, BY INCOME, OF NONWHITE FAMILIES TO BE DISPLACED FROM PROJECT AREA

MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	NUMBER OF FAMILIES BY FAMILY SIZE ¹								
		2	3	4	5	6	7	8	9 OR MORE	
TOTAL	169	66	28	16	21	13	11	5	1	8
\$0 - \$49	2	2	-	-	-	-	-	-	-	-
\$50 - \$99	10	10	-	-	-	-	-	-	-	-
\$100 - \$149	22	19	3	-	-	-	-	-	-	-
\$150 - \$199	19	8	3	2	3	2	1	-	-	-
\$200 - \$249	39	14	7	5	4	3	2	2	-	2
\$250 - \$299	14	3	2	-	1	-	4	-	1	3
\$300 - \$349	20	5	3	5	3	-	2	2	-	-
\$350 - \$399	16	3	-5-	-	2	-	2	1	-	3
\$400 - \$449	7	2	-	-	3	-2	-	-	-	-
\$450 - \$499	6	0	5	-	1	-	-	-	-	-
\$500 or more	14	0	-	4	4	6	-	-	-	-

D. BEDROOM REQUIREMENTS, BY INCOME, OF NONWHITE FAMILIES TO BE DISPLACED

MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	BEDROOM REQUIREMENTS				
		1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE
TOTAL	169	83	38	29	11	8
\$0 - \$49	2	2	-	-	-	-
\$50 - \$99	10	10	-	-	-	-
\$100 - \$149	22	21	1	-	-	-
\$150 - \$199	19	10	5	4	-	-
\$200 - \$249	39	18	10	6	3	2
\$250 - \$299	14	4	1	3	3	3
\$300 - \$349	20	7	8	2	3	-
\$350 - \$399	16	6	3	2	2	3
\$400 - \$449	7	2	2	3	-	-
\$450 - \$499	6	3	2	1	-	-
\$500 or more	14	-	6	8	-	-

¹ Draw a zigzag line differentiating eligible from ineligible families, by family size, for admission to public housing.

Based on Income

Mass. R-56/E-223(2)

PROJECT NAME								PROJECT NUMBER															
South End Renewal Area								R-56															
VII. ESTIMATED REHOUSING REQUIREMENTS AND AVAILABILITY																							
A. NUMBER OF UNITS REQUIRED AND EXPECTED TO BE AVAILABLE DURING DISPLACEMENT PERIOD TO WHITE FAMILIES																							
TYPE OF HOUSING	1 BEDROOM				2 BEDROOMS				3 BEDROOMS				4 BEDROOMS		5 OR MORE BEDROOMS								
	RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE									
		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW								
1. PUBLIC HOUSING																							
a. Federally aided	70	223	0	18	536	0	7	336	0	3	83	0	0	15	0								
b. State or locally aided	18	40	0	5	270	0	2	141	0	0	14	0	0	8	0								
2. STANDARD PRIVATE RENTAL HOUSING																							
TOTAL	146	52	2138	0	94	2169	0	42	877	0	10	398	0	2	67	0							
GROSS MONTHLY RENTAL																							
Under \$40	88	8	158	0	16	162	0	2	68	0	0	29	0	0	5	0							
\$40 - \$49	19	6	166	0	12	160	0	3	54	0	1	30	0	0	4	0							
\$50 - \$59	13	5	197	0	10	192	0	7	68	0	2	36	0	0	7	0							
\$60 - \$69	6	8	258	0	12	254	0	6	96	0	1	47	0	0	7	0							
\$70 - \$79	10	7	305	0	9	315	0	4	133	0	2	57	0	1	10	0							
\$80 - \$89	4	4	325	0	8	334	0	3	141	0	1	61	0	0	11	0							
\$90 and over	6	14	729	0	27	752	0	17	317	0	5	138	0	1	23	0							
3. STANDARD SALES HOUSING																							
TOTAL	2	5	64	0	10	295	0	10	415	0	7	150	0	3	121	0							
SALES PRICE																							
Under \$5,000	0	0	4	0	0	18	0	0	25	0	0	9	0	0	8	0							
\$5,000 - \$5,999	0	0	2	0	0	10	0	0	15	0	0	5	0	0	4	0							
\$6,000 - \$6,999	1	0	2	0	0	10	0	0	15	0	0	5	0	0	4	0							
\$7,000 - \$7,999	0	1	3	0	1	12	0	0	17	0	0	6	0	0	5	0							
\$8,000 - \$8,999	0	0	3	0	0	13	0	0	18	0	0	7	0	0	5	0							
\$9,000 - \$9,999	1	1	8	0	0	13	0	2	18	0	2	7	0	1	5	0							
\$10,000 - \$11,999	0	0	2	0	1	36	0	0	50	0	1	18	0	0	15	0							
\$12,000 and over	0	3	40	0	8	183	0	8	257	0	4	93	0	2	75	0							

PROJECT NAME		PROJECT NUMBER																							
South End Renewal Area		R-56																							
VII. ESTIMATED REHOUSING REQUIREMENTS AND AVAILABILITY—Continued																									
B. NUMBER OF UNITS REQUIRED AND EXPECTED TO BE AVAILABLE DURING DISPLACEMENT PERIOD TO NONWHITE FAMILIES																									
TYPE OF HOUSING	1 BEDROOM			2 BEDROOMS			3 BEDROOMS			4 BEDROOMS			5 OR MORE BEDROOMS												
	RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE											
		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW										
1. PUBLIC HOUSING																									
a. Federally aided	14	223	0	3	536	0	3	336	0	1	83	0	3	15	0										
b. State or locally aided	3	40	0	1	270	0	0	141	0	0	14	0	0	8	0										
2. STANDARD PRIVATE RENTAL HOUSING																									
TOTAL	51	12	757	0	29	768	0	19	310	0	7	141	0	4	24	0									
GROSS MONTHLY RENTAL	Under \$40	25	0	56	0	2	57	0	0	24	0	0	10	0	0	2	0								
	\$40 - \$49	7	2	59	0	5	57	0	3	19	0	2	11	0	0	2	0								
	\$50 - \$59	9	2	70	0	5	68	0	4	24	0	2	13	0	1	2	0								
	\$60 - \$69	2	1	91	0	1	90	0	2	34	0	2	17	0	1	2	0								
	\$70 - \$79	3	2	108	0	7	112	0	2	47	0	1	20	0	0	4	0								
	\$80 - \$89	3	2	115	0	4	118	0	1	50	0	0	21	0	2	4	0								
	\$90 and over	2	3	258	0	5	266	0	7	112	0	0	49	0	0	8	0								
3. STANDARD SALES HOUSING																									
TOTAL	2	1	16	0	5	72	0	7	101	0	3	36	0	1	29	0									
SALES PRICE	Under \$5,000	0	0	1	0	0	4	0	0	6	0	0	2	0	0	2	0								
	\$5,000 - \$5,999	0	0	0	0	0	2	0	0	4	0	0	1	0	0	1	0								
	\$6,000 - \$6,999	0	0	0	0	0	2	0	0	4	0	0	1	0	0	1	0								
	\$7,000 - \$7,999	0	0	1	0	0	3	0	0	4	0	0	1	0	0	1	0								
	\$8,000 - \$8,999	0	0	1	0	0	3	0	0	4	0	0	2	0	0	1	0								
	\$9,000 - \$9,999	1	0	2	0	0	3	0	1	4	0	1	2	0	0	1	0								
	\$10,000 - \$11,999	1	1	0	0	1	10	0	0	12	0	2	4	0	1	4	0								
	\$12,000 and over	0	0	11	0	4	45	0	6	63	0	0	23	0	0	1	0								

GPO 931198

APPLICATION FOR TEMPORARY LOAN
EARLY LAND ACQUISITION
PROJECT NO. MASS. R-56

BINDER NO.

South End Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE

BUSINESS RELOCATION POLICY STATEMENT ATTACHMENT TO CODE NO. E-223(1)

The Castle Square section of the South End Urban Renewal Area is an important part of Boston's long-range Development Program. The success of this program requires that the Boston Redevelopment Authority act now through the use of the early land acquisition process to acquire the land in the project area.

Execution of the early land proposal by the Boston Redevelopment Authority will require the displacement of businesses now located in the project area. In order to minimize the problems which relocation will present to these businesses and to insure that the project undertaking is carried forward according to present plans, the Boston Redevelopment Authority has established a policy of assisting displaced businesses to find new quarters.

To implement this policy, the Authority is making the following information available to businesses located within the project area:

Establishment of Project Office

The Boston Redevelopment Authority will establish a Business Relocation Office in the area. The office will be staffed with qualified personnel who will:

1. Determine the relocation needs, preferences and resources of businesses to be displaced.
2. Provide business firms every opportunity, wherever possible, to relocate within the South End Area in newly constructed or rehabilitated buildings, if they so desire.
3. Provide business development and management counsel to assist displaced enterprises in securing the maximum benefits from relocation payments, special financial assistance for displaced businesses, provided by the U. S. Small Business Administration and from aids available from other public and private agencies.
4. Provide services and counsel to aid local businessmen, individually or in cooperative groups, to invest in new or rehabilitated commercial, industrial, or institutional facilities.
5. Maintain as current and complete an inventory as possible of available space that will best meet the needs and preferences of displaced non-residential site occupants.

Business Survey

In order to help businesses within the project area to find suitable quarters, and to complete final plans for the project area, the Boston Redevelopment Authority is now conducting a survey to determine the relocation requirements of individual business firms. When this survey has been completed, the Authority will report on total relocation requirements involved in the project undertaking. In an effort to see that these requirements are met the Authority will work closely with the Boston Real Estate Board, Greater Boston Chamber of Commerce, and the U. S. Small Business Administration. The Authority will also make its report on business relocation requirements available to professional real estate brokers.

Availability of New Business Accommodations Within the Project Area.

The Boston Redevelopment Authority recognizes the fact that for many businesses, relocation within the project area would be desirable. With this in mind, the Authority is determining how much land will ultimately be available within the project area which can be devoted to business purposes. Where business reuse of land within the project area is permitted, priority in that use will be given, to the extent practicable, to displaced businesses from the project area for (1) the acquisition of cleared sites for new business buildings and (2) the occupancy of such buildings.

Relocation Schedule

After the date of property acquisition, the Boston Redevelopment Authority will again carry out a survey of businesses in the project area, and will meet with individual business firms to establish a realistic schedule which is consistent with site clearance and building demolition requirements for the site as a whole as well as their own relocation needs.

It is estimated that the early land acquisition program will affect some 135 businesses now located in the project area.

Business firms within the project area may voluntarily vacate their present quarters at any time after the date on which the Boston Redevelopment Authority acquires property in the area, and still remain eligible for the financial assistance outlined below. No business firm, however, will be required by the Boston Redevelopment Authority to move in less than ninety (90) days after acquisition of the property by the Authority.

Individual business firms will be given as much notice to vacate as is possible, consistent with their own relocation requirements and with the requirements of the demolition program. Every effort will be made by the Boston Redevelopment Authority to stage building demolition and site clearance within the project area in such a manner as to minimize the effects of dislocation and to permit as many businesses as possible to remain in their present locations until a new location is available.

Payment of Moving Expenses and Actual Direct Property Losses

Businesses displaced from the project will be entitled to unlimited payment of reasonable and necessary moving expenses, including costs of dismantling, packing, insuring, transportation, reassembling, reconnecting, reinstalling of personal property, machinery, equipment, merchandise. Only in the event that a business declares direct losses of property will payment be limited. In such cases, payment will be made up to \$3,000 of the loss, over and above returns which the business may realize from the auction or private sale of its property.

In every instance, the payment of moving expenses and for the actual direct loss of property will be subject to the provisions of Federal law and applicable regulations. Relocation payments will be made to tenants as well as to owner-occupants, if the move is made after the date on which the Boston Redevelopment Authority acquired property in the project area, and upon the submission to the Authority of received bills or other written evidence to establish the validity of that portion of the claim for moving expenses, and written evidence, such as appraisals, to support claims for actual direct losses of property.

Supplementary Information

In order to keep businesses in the project area fully informed on the time-table for action, relocation schedules, and procedures, the Redevelopment Authority will release further policy statements as soon as final relocation surveys and plans are completed and additional facts are available.

BOSTON HOUSING AUTHORITY - 230 Congress Street, Boston 10, Massachusetts

June 22, 1962

Robert F. Rowland, Director
Community Renewal Administration Division
Boston Redevelopment Authority
City Hall Annex
Boston 8, Massachusetts

Dear Mr. Rowland:

This will answer the request contained in your letter of June 12, 1962, for certain information with respect to public housing as a relocation resource. The information is supplied in the order the various points of inquiry appeared in your letter.

(1) Number of units under management, broken down by bedroom size and racial availability:

The Housing Authority has currently under management a total of 14,003 dwelling units. The Federally-aided program consists of 10,242 units, including a recently completed development of 86 apartments designed specifically for occupancy by the elderly. The State-aided programs include 3,681 units of Veterans' housing developed under Chapter 200, and a development of 80 apartments for elderly occupancy built under Chapter 667 of the Massachusetts General Laws.

The distribution of these units according to bedroom size is as follows:

<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>	<u>5 BR</u>
3,229	5,742	3,943	914	175

Eligible families are admitted according to relative housing need regardless of race, creed, color or national origin. Approximately 15 percent of present occupancy is non-white.

(2) Status of any plans for additional units, with details as to bedroom size, racial availability and estimated dates of availability for occupancy:

Five Federally-aided developments, designed for occupancy by the elderly, are under construction. These developments contain a total of 314 units, including 298 one-bedroom and 16 two-bedroom apartments.

Four of these developments, with 214 units, will become available for occupancy by July 1962, and the fifth development of 96 units will be completed by March 1963.

Eligible applicants will be admitted to these developments in accordance with relative housing need, regardless of race.

The Authority is also developing plans for an additional 1,000 units under the Federal program, mostly for elderly occupancy, and some 284 units under the State elderly housing program. Completion for occupancy is expected in 1963 - 1964.

(3) Income limits for initial and continued occupancy:

a) Federal Program:

<u>Number of Persons in Family</u>	<u>Maximum Income Limits in Terms of Net Family Income After Exemptions</u>		
	<u>Admission</u>	<u>Special*</u>	<u>Continued Occupancy</u>
<u>Regular</u>			
1 of 2	\$3,600.	\$4,500.	\$4,950.
3 or 4	3,800.	4,750.	5,225.
5 or 6	4,100.	5,125.	5,638.
7 or more	4,400.	5,500.	6,050.

*In view of the special hardships faced by low-income families displaced by public action and in order to facilitate their rehousing, the Housing Authority has established special admission income limits for these families that are higher than for other low-income families under the Federal program.

b) State Program - (Chapter 200-Veteran):

<u>Number of Minors in Family</u>	<u>Maximum Income Limits in Terms of Net Family Income</u>	
	<u>Admission</u>	<u>Continued Occupancy</u>
0	\$4,350.	\$5,000.
1	4,550	5,200.
2	4,750.	5,400.
3	4,950.	5,600.
4	5,150.	5,800.
5	5,350.	6,000.

In the above schedule, the amount of \$200 has been added to the basic income limits as an allowance for each minor. The \$200 allowance is also applicable for each minor in excess of five in a family.

c) State Program - (Chapter 667 - Elderly):

<u>Number of Persons in Family</u>	<u>Maximum Income Limits in Terms of Net Family Income</u>	
	<u>Admission</u>	<u>Continued Occupancy</u>
1	\$2,500.	\$3,125.
2	3,000.	3,750.

Net Income for eligibility purposes means total gross family income from all sources to all members of the family including children, less certain deductions such as, amounts taken out of earnings for social security or other pension benefits. An exemption of \$100 in the Federal program, and \$200 in the State program (Chapter 200), is allowed for each minor member of a family. Further exemptions are allowed in connection with disability or death benefits for military service.

(4) Minimum rent charge:

The rental charges in public housing are related to the income of each tenant. Minimum rent charges, however, have been established as follows:

Regular minimum rent (all bedroom sizes):

a) Federal Program:

General Program	\$40.00
Elderly Program	45.00
b) State - Chapter 200 - Veteran	50.00
c) State - Chapter 667 - Elderly	57.00

Special minimum rent for tenants receiving Old Age Assistance, Disability Assistance and Aid to Dependent Children allowances from Welfare Department:

1 or 2-bedrooms	\$47.00
3 or more bedrooms	55.00

These minimum rents are gross rental charges and include the cost of heat, continuous hot water, electricity for lighting and electricity or gas for cooking and refrigeration.

(5) Priority of admission preference to be given to Title I project displacees, and estimated number of units to be available to them, broken down by bedroom size and racial availability:

Families which are to be displaced by any public slum clearance, redevelopment, or urban renewal project, or which were so displaced within three years prior to applying for admission to public housing are given first preference in admission, along with families displaced by a low-rent public housing project, or through action of a public body or court in the enforcement of housing standards or the demolition, closing or improvement of dwelling units. This preference is also applicable to families required to move because they cannot afford the increased rent caused by improvement of a dwelling unit to bring it into compliance with housing standards.

During 1961, a total of 1,616 public housing apartments were vacated. This represents an annual turnover rate of 12.0 percent. On the basis of this rate of turnover and recent experience regarding the size distribution of units vacated, the following availability in the low-rent program in operation is estimated for a 12-month period:

<u>Number of bedrooms:</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>
<u>Number of units:</u>	263	806	477	97	23

The availability of additional units currently under construction and under planning was previously indicated in section (2).

As stated before, all units are available to eligible families on the basis of relative housing need without regard to race.

(6) Admission requirements other than those related to income and family composition:

Federal Program:

The Housing Authority admits as tenants to Federally-aided housing families who meet the following requirements:

- a) families whose net income comes within the maximum income limit;
- b) families consisting of two or more related persons, except for individuals 65 years of age and over;
- c) families in need of housing who are living in unsafe, unsanitary, overcrowded, or otherwise substandard housing, or who are being displaced by slum clearance, public housing, etc., or are without housing through no fault of their own;
- d) families meeting statutory citizenship requirements; and
- e) families who have been residents of the City of Boston for at least 3 years. This administrative requirement has been waived for displaced families on an individual case basis.

State Program:

Occupancy in State-aided (Chapter 200) housing is restricted to families of veterans of two or more persons, except that when units are available for which there are no eligible families, individual veterans over fifty years of age or non-veterans over sixty-five years of age may be admitted. Other admission requirements are the same as indicated for the Federal program.

Should you desire further information in this regard, or an answer in greater depth to the various questions posed in your letter, advise us and we will be pleased to comply.

Very truly yours,

/s/

Edward D. Hassan
Chairman

APPLICATION FOR TEMPORARY LOAN
EARLY LAND ACQUISITION
PROJECT NO. MASS. R-56

BINDER NO.

South End Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

OCT 3 1962

STATEMENT ACCOMPANYING FORM H-6122

CODE NO. E-223(2)

Estimates of housing needs and resources are submitted on Form H-6122 and are supported in the following narrative statements.

- (1) The sources from which the data has been obtained for Form H-6122 and the narrative statements are:
- (a) for the number, size, income, tenure and eligibility for low-rent public housing:
- i. survey of resident families in the South End (Castle Square) Urban Renewal Area conducted by the staff of United South End Settlement's (USES) under third party contract with the Boston Redevelopment Authority
 - ii. internal records of the Boston Public Housing Authority
 - iii. letter from Chairman, Boston Public Housing Authority, June 22, 1962
- (b) for proposed rehousing:
- i. evaluation of data from field surveys as to income characteristics, bedroom requirements and ability to pay for housing, of families and single persons
 - ii. related analysis of past rehousing programs under Title I operations
- (c) for the number, size, rent, and price distribution of estimated housing resources:
- i. internal records and letter from Chairman, Boston Public Housing Authority
 - ii. U. S. Census of Housing: 1960 Volume I. States and Small Areas Massachusetts Final Report HC (1) 23
 - iii. U. S. Census of Housing: 1960 Special Reports for Local Housing Authority Series HC (sl), No. 67, Boston, Massachusetts
 - iv. Real Estate Trends, Suburban Boston, Residential, 1959-1961. First Federal Savings and Loan Association, Boston.
 - v. U. S. Census of Housing, 1960. Census Tracts. Final Report PHC(1)-18
 - vi. three day field survey (July 17-19, 1962) of private housing resources in the South End Urban Renewal Area (excluding Castle Square and other potential clearance sections)

The proposed rehousing program is developed in the following order:

1. Rehousing in Low-Rent Public Housing
2. Rehousing in Private Rental Housing
3. Rehousing in Private Sales Housing

Block VI of Form H-6122, Size and Bedroom Requirements, by Income, of Families To Be Displaced From Project Area, indicates the following ability to pay for housing and bedroom requirements for all families and single persons to be displaced.

Ability to Pay For Housing Per Month	Single Person	Type of Household					TOTAL
		Two or More Persons					
	1 BR	2 BRS	3 BRS	4 BRS	5 BRS		
\$ 0 - 39	180	26	32	6	-	-	244
\$40 - 49	33	12	22	9	2	1	79
\$50 - 59	25	11	18	12	6	2	74
\$60 - 69	9	14	16	9	3	2	53
\$70 - 79	16	8	17	10	9	1	61
\$80 - 89	7	7	14	8	4	2	42
\$90 & over	8	20	46	36	7	5	122
TOTALS	278	98	165	90	31	13	675*

* Includes 397 two or more person families; 278 single persons.

1. Rehousing in Low-Rent Public Housing.

The proposed rehousing of displaced families and single persons in public housing is based on (1) normal turnover in Federally-aided low-rent public housing, including accommodations for the elderly, and (2) turnover in state-aided veteran's housing for the elderly.

In Block V of Form H-6122, 151 families, including 77 single persons, are designated to be rehoused into low-rent and other public housing. This represents 22% of all families to be displaced and 45% of those eligible for public housing on the basis of family income. The others, it is assumed, will not prefer public housing or will be ineligible because of other admission requirements.

The proposed public rehousing part of the Castle Square Relocation Program indicates a total housing need as follows:

	Single Persons	Multi-Person Households				
		1 BR	1 BR	2 BR	3 BR	4 BR
Total Units Needed	77	2	27	12	4	3
Total Units on Market (1)	263	806	477	97	23	

(1) 12 month displacement period

The total of 1666 units on the market for the twelve month displacement period includes all projects in the Federally-aided and state-aided inventory in the City of Boston.
within

The Cathedral Housing Project is six blocks of the Castle Square Area. It has 508 units, with vacancies approximating 60 per year. This includes one to five-bedroom units. It is anticipated that these vacancies will be utilized by many of those eligible for public housing and desiring to remain in the South End.

2. Rehousing in Standard Private Rental Housing.

The proposed rehousing of displaced families and single persons in standard private rental housing is based on the vacancies expected to be available in such housing in the City of Boston and in the South End area during the displacement period.

In Block V of Form H-6122, 468 families, including 197 single persons, are designated to be rehoused into standard private rental accommodations. This represents 69% of those to be displaced.

The estimates of standard private rental housing in the City of Boston have been developed from the sources identified on pages one and two of this Statement.

The method for determining the availability of standard private rental housing in Boston is as follows:

1. Definition of Standard Unit

A housing unit is considered substandard by the Public Housing Administration if it is dilapidated or lacks one or more of the following facilities: flush toilet and bathtub or showers inside the structure for the exclusive use of the occupants, and hot running water. Thus standard units are either sound or deteriorating with all required plumbing facilities.

2. Total Number of Vacant Standard Rental Units

The 1960 Census of Housing lists 5,778 vacant standard rental units according to the above definition of standard. These are standard units which are actually offered for rent. Also included are units which are offered for rent or sale at the same time.

3. Gross Monthly Rent

To estimate gross monthly rent for the 5,778 standard vacant units an effort was made to determine rents for standard/occupied rental units. The census lists all occupied rental units by rent category such as \$40-49, \$50-59. From these approximately 10,000 sub-standard units were subtracted. It was assumed that the pattern of rents for these standard occupied units would be appropriate for the 5,778 vacant standard units. For example, since 7.3% of the standard occupied units were in the under \$40 per month gross rent category, then 7.3% of 5,778 units were considered to be in the under \$40 category.

The rent category of \$80-99 per month as listed in the census was sub-divided in order to get the \$80-89 interval as required on Form H-6122. For all occupied rental units 53.5% of the units in the \$80-99 category were placed in the \$80-89 category. For substandard units the corresponding figure was 62%. The percentage was determined by drawing a smooth curve through the midpoints of the intervals on the two histograms showing the per cent in each rent category for all occupied rental units and for substandard units. The interpolation within the \$80-99 category was made along these smooth curves.

Gross Monthly Rent	Per Cent	Number
Under \$40	7.3	422
\$40-49	7.9	457
\$50-59	9.4	543
\$60-69	12.2	705
\$70-79	14.2	820
\$80-89	15.1	872
\$90 and over	33.9	1957
Total	100.0	5778

4. Size of Unit

The distribution of standard vacant rental units according to number of bedrooms was calculated in a manner similar to that described above for rents. The census lists all renter occupied units by number of rooms. From these were subtracted some 30,000 renter occupied substandard units. The result is a distribution according to number of rooms of standard renter occupied units only. Again the percentage distribution by size of unit for occupied standard rental units was considered to reasonable represent the distribution by size of unit for vacant standard rental units.

The conversion from number of rooms to number of bedrooms was made in the following manner. For all occupied rental units the census lists both by number of rooms (1 to 8 or more) and by number of bedrooms - (0, 1, 2 and 3 or more). By combining 0 and 1 into the one-bedroom category, it is possible to equate rooms and bedrooms up to 2 bedrooms. For three, four and five or more bedrooms, the relation to number of rooms was calculated according to the following table.

1 bedroom unit =	100% of 1 room units
	100% of 2 room units
	100% of 3 room units
	20% of 4 room units
2 bedroom units =	80% of 4 room units
	65% of 5 room units
3 bedroom units =	35% of 5 room units
	70% of 6 room units
4 bedroom units =	30% of 6 room units
	70% of 7 or more room units
5 bedroom units =	30% of 7 or more room units

5. Relationship Between Rent and Unit Size

Since the census lists rents and unit size separately, no published information is available on the distribution of rents within the various units size categories or conversely the distribution of unit size within particular rent categories. Therefore, to prepare the chart of standard rental vacancies by rent and room size, it was assumed that within each rent category the distribution of unit sizes was the same as the overall distribution of unit sizes. Necessarily, the distribution of rents within each unit size category was the same as the over-all distribution of rents.

Gross Mo. Rent	No. of Bedrooms						Total by Percent
	1	2	3	4	5+	Total	
Under \$40	158	162	68	29	5	422	7.3
\$40-49	170	176	74	32	5	457	7.9
\$50-59	201	209	88	38	7	543	9.4
\$60-69	262	271	115	49	8	705	12.2
\$70-79	305	315	133	57	10	820	14.2
\$80-89	325	334	141	61	11	872	15.1
\$90 +	729	752	317	138	23	1959	33.9
Total	2150	2219	936	404	69	5778	100.0
Total by Per Cent	37.2	38.4	16.2	7.0	1.2	100	

6. Correction for Public Housing

The vacancy figures thus far cited include vacancies in public housing which occurred at the time of the census, as well as units on the private rental market. According to the Boston Housing Authority on April 1, 1960, there were 129 vacant units in public housing -- 12 one-bedroom, 50 two-bedroom, 59 three-bedroom, 6 four-bedroom and 2 five-bedroom units at rents ranging from \$40 to \$70. Assuming approximately one-third of the vacancies fell within each of the three rent categories, the following table of vacancies for public housing must be subtracted from the 5778 vacant standard units.

Gross Monthly Rent	Bedrooms					Total
	1	2	3	4	5	
\$40-49	4	16	20	2	1	43
\$50-59	4	17	20	2	0	43
\$60-69	4	17	19	2	1	43
Total	12	50	59	6	2	129

7. Total Number of Vacant Standard Private Rental Units by Gross Monthly Rent and Size of Unit.

Gross Monthly Rent	No. of Bedrooms					Total
	1	2	3	4	5+	
Under \$40	158	162	68	29	5	422
\$40-49	166	160	54	30	4	414
\$50-59	197	192	68	36	7	500
\$60-69	258	254	96	47	7	662
\$70-79	305	315	133	57	10	820
\$80-89	325	334	141	61	11	872
\$90+	729	752	317	138	23	1959
Total	2138	2169	877	398	67	5649

8. Availability of Housing for Non-whites.

It has been suggested that areas in which 10 percent of the housing units are occupied by non-whites can be considered to offer housing which is available to non-whites. The 10% figure is conservative in a sense since only 9.4% of all occupied units in Boston are occupied by non-whites.

Of the 156 tracts in Boston, 36 have at least 10% non-white occupancy by housing units. These 36 tracts account for 35% of vacant rental units and 24% of vacant sales units. In terms of standard units, these tracts contain approximately 2000 vacant rental and 118 vacant sales out of the total of 5,649 rental and 485 sales units. Since detail on size and rent (or sales price) of vacant, standard units is not readily available by census tracts, it is assumed that housing characteristics in the 36 tracts are similar to those for the city as a whole. Consequently in every category of rent and size, availability to non-whites is 35% of what is shown for whites. For sales units, the corresponding percentage is 24%. It is further assumed that sales housing obtained from normal turnover is also available to non-whites at the 24% rate.

The size and distribution of housing in private rental and sales inventory in Boston that is available to non-whites by this method of calculation is shown in the appropriate columns on page 5 of 5, Form H-6122.

Standard private rental vacancies potentially available for re-housing families and single persons to be displaced are compared in the following table with the rent-paying ability and bedroom needs of families designated to be rehoused in private rental housing.

Gross Rent Per Month		No. of Bedrooms				
		1	2	3	4	5
Up to \$49	Total Units	324	322	122	59	9
	Total Families in Rent Category	155	35	8	3	0
\$50-59	Total Units	197	192	68	36	7
	Total Families in Rent Category	29	15	11	4	1
\$60-69	Total Units	258	254	96	47	7
	Total Families in Rent Category	17	13	8	3	1
\$70-79	Total Units	305	315	133	57	10
	Total Families in Rent Category	22	16	6	3	1
\$80-89	Total Units	325	334	141	61	11
	Total Families in Rent Category	13	12	4	1	2
\$90 and over	Total Units	729	752	317	138	23
	Total Families in Rent Category	25	32	24	3	1

For the 468 families, including 197 single persons, proposed to be rehoused in standard private rental housing, there is adequate housing at all rent levels and dwelling unit sizes.

A further indication of the rental levels and dwelling unit sizes of standard private rental and sales housing accommodations turning over on the market has been gained from a field survey in the South End Urban Renewal Area. Teams from the Survey Section of the Boston Redevelopment Authority located, inspected, and inventoried private, vacant, standard rental and sales housing units in non-clearance sections of the South End Project Area for a three-day period (July 17-19, 1962).

The result of this survey was as follows:

Gross Rent Per Month or Sales Price	1 BR Rental	2 BR Rent/ Sales	3 BR Rent/ Sales	No. of Bedrooms	
				4 BR Rent/ Sales	5 BR Rent/ Sales
Up to \$64/mo. or up to \$7,999	106	19/8	2/1	0/0	0/0
\$65-84 or \$8,000-9,999	11	19/1	6/0	0/0	0/0
\$85-104 or \$10,-12,999	1	2/0	4/0	0/0	0/0
\$105 & over or \$13,000 & over	0	0/2	2/0	0/0	5/0
Total	118	40/11	14/1	0/0	5/0

The 189 standard vacancies in rental and sales turned up in the survey further substantiate the availability of housing for relocation from Castle Square, particularly in view of the fact that this represents housing turned up in a three-day period in South End only.

3. Rehousing in Standard Private Sales Housing

The proposed rehousing of displaced families and single persons in standard private sales housing is based on vacancies expected to be available during the displacement period.

In Block V of Form H-6122, 56 families including 4 single persons are designated to be rehoused into standard private sales accommodations. This represents 9% of the families to be displaced. With the aid of FHA Section 221, a larger number of families than has been estimated may ultimately purchase homes.

The estimates of standard private sales housing in the City of Boston have been developed from the sources identified on page one and two of this Statement.

This method for determining the availability of standard private sales housing in Boston is basically the same as used for standard rental housing.

1. Definition of Standard Unit - see Section 2, Rehousing in Standard Private Rental Housing

2. Total Number of Vacant Standard Sales Units

The 1960 Census of Housing lists 485 vacant standard sales units for the City of Boston. This number seems small but it must be remembered that most houses which are for sale are not vacant. In addition, a house classified by the census as a vacant unit available for sale must be for sale only. A vacant unit in a multi-unit structure which is for sale is included only if that unit is intended to be occupied by the new owner and if the unit is not also for rent. The definition is quite restricted.

3. Sales Price

To estimate price for the 485 standard vacant units, value data for all owner occupied units was used. The value data is gathered only for one family units with no business and represents the respondents estimate of how much the property would sell for in today's market. Again the information given by the census has strong limitations since the price figures will not represent two or more family homes and the sales price quoted by the respondent is not necessarily the true market price.

The following is a table showing percentage within each sales price category (\$5,000-5,999 - \$6,000-6,999, etc.) for owner occupied units in Boston. It is assumed that the 485 standard sales units will have the same distribution by sales price as the occupied units.

Sales Price	Per Cent of Total	Number of Standard Vacant Units
1	6.1	29
2	28.2	137
3	39.7	193
4	14.4	70
5 or more	11.6	56
Total	100.0	485

4. Size of Unit

Conversion from number of rooms to number of bedrooms was made according to the following table. It is based primarily on census data which lists owner occupied units both by number of rooms and by number of bedrooms.

1 bedroom	= 100% of one room units 100% of 2 room units 100% of 3 room units 40% of 4 room units
2 bedrooms	= 60% of 4 room units 95% of 5 room units
3 bedrooms	= 5% of 5 room units 100% of 6 room units 58% of 7 room units
4 bedrooms	= 42% of 7 room units 40% of 8 or more room units
5 bedrooms	= 60% of 8 or more room units

5. Standard Vacant Sales Units by Price and Size

In the absence of information on the relationship between price and size of unit in Boston it was assumed that within each size category the distribution of sales prices was the same as the overall distribution of sales prices.

Sales Price	No. of Bedrooms					Total	Per Cent of Total
	1	2	3	4	5 or more		
Under \$5,000	2	8	12	4	4	30	6.2
\$5,000-5,999	1	5	7	2	2	17	3.5
\$6,000-6,999	1	5	7	2	2	17	3.5
\$7,000-7,999	1	6	8	3	2	20	4.1
\$8,000-8,999	1	6	8	4	2	21	4.4
\$9,000-9,999	1	6	8	3	3	21	4.4
10,000-11,999	4	16	23	8	7	58	12.0
12,000 & over	18	85	120	44	34	301	61.9
Total	29	137	193	70	56	485	100.0
Per Cent of Total	6.1	28.2	39.7	14.4	11.6	100.0	

6. Sales Units Available from Norman Turnover.

Because of the special nature of sales housing, it is necessary to consider turnover rate in addition to vacancy rate. A person selling a house normally does not leave it until a new occupant has been found. Consequently only a portion of those houses for sale are actually vacant.

A three year (1959-1961) average of turnover in residential sales units in Boston indicates 3,344 houses sold per year. Assuming that 83.5% of these units are standard (.836 is the ratio of vacant standard available units to vacant available units for sale in Boston according to the Census) then in one year approximately 2800 standard houses are sold. If 20% of these houses can be obtained for relocatees, then in a twelve month period 560 houses will be available in addition to the 485 vacant units already discussed, giving a total of 1045 units of standard sales housing. The 560 units were distributed in the same manner as the 485 discussed in (5.) above.

7. Standard Sales Units Available

Standard private sales vacancies potentially available for rehousing families and single persons to be displaced are compared in the following table with the ability to pay for sales housing and the bedroom needs of those to be rehoused in sales housing.

Sales Price	No. of Bedrooms				
	1	2	3	4	5
\$6,000-6,999	Total Units	2	10	15	5
	Total Families	1	-	-	-
\$7,000-7,999	Total Units	3	12	17	6
	Total Families	1	1	-	-
\$8,000-8,999	Total Units	3	13	18	7
	Total Families	-	-	-	-
\$9,000-9,999	Total Units	8	13	18	7
	Total Families	3	-	3	1
\$10,000-11,999	Total Units	2	36	50	18
	Total Families	2	2	-	1
\$12,000 & over	Total Units	40	183	257	93
	Total Families	3	12	14	4
					75
					2

For the 56 families including 4 single persons proposed to be rehoused in standard private sales housing, there is adequate housing at all cost levels.

A further indication of sales prices and dwelling unit sizes of standard private sales housing turning over on the market was gained in the field survey in South End, as discussed and tabulated previously in Section 2, Rehousing in Standard Private Rental Housing.

It has been the experience in past Title One relocation in the City of Boston, and it may be so in this Relocation Program, that some families and single persons will relocate outside the corporate limits of the City of Boston. To gain information on housing resources outside the City of Boston, a three-day telephone survey was carried out by the Boston Redevelopment Authority staff. In the survey, information was gathered as to number of bedrooms per unit, availability of private toilet and bath, rent or sales price, heat and utilities, and length of time the unit was vacant. These listings were further adjusted and reduced by applying the percentage figures of standard rental and sales units for each district. Duplicate listings were eliminated.

The results of this survey, using Sunday Real Estate Sections of the Boston Sunday Globe and Boston Sunday Herald for June 24, July 1, 8 and 15, 1962, are as follows:

Housing Availability in
The MTA Service Area

Rent Per Month

or Comparable

Ability to Carry

Housing Costs at

Specified Sales Price

		Number of Bedrooms					Total
		1	2	3	4	5	
Rent:	\$45-64	43	33	15	1	0	92
Sales:	Up to \$7,999	9	35	18	8	0	70
Rent:	\$65-84	94	88	28	3	0	213
Sales:	\$8,000-9,999	12	16	14	8	5	55
Rent:	\$85-104	113	80	53	4	0	250
Sales:	\$10,000-12,999	5	19	26	10	8	68
Rent:	\$105 & over	100	96	45	0	0	241
Sales:	\$13,000 & over	6	24	28	15	12	85
Total Rental Units		350	297	141	8	0	796
Total Sales Units		32	94	86	41	25	278

The number of standard housing units for rent or sale found in this survey should not be construed as a complete total of available dwellings. The survey covered the Metropolitan Transit Authority (MTA) Service Area of fourteen cities and towns. This included some housing areas in Boston, but excluded all of the South End and Roxbury-North Dorchester GNRP areas. As against this overlap factor, however, the MTA housing resources survey did not inventory rental apartments or sales housing units listed with brokers but not in newspaper ads, or housing units advertised in suburban newspapers only, or units for which there was no response to the telephone call or lack of cooperation in answering the survey questions.

The MTA housing resources survey indicates an availability of standard private rental and sales housing resources in one- to five-bedroom units and at all cost levels. This inventory will augment the housing resource in the City of Boston, which is in and of itself adequate for the Relocation Program for the Castle Square section of the South End Urban Renewal Project Area.

(2) Assumptions and Conclusions as to Housing Requirements and Resources

The assumption has been made that housing needs for the single persons to be displaced should be considered along with the analyses of family housing needs. It is assumed that single persons and couples, particularly the elderly, have similar rehousing needs.

Analysis of housing requirements and resources as presented on Form H-6122 and in this narrative statement has led to the conclusion that available public and private housing resources in the existing housing inventory are adequate to meet the housing needs of families and single persons to be displaced from this Project Area.

(3) Basis of Establishment of Cost-Income Ratios for Housing

Additional information on the financial capabilities of families and single persons to be displaced will be obtained when further and more detailed interviews are carried out with each site occupant during implementation of the relocation program.

In evaluation the ability of a family to rent or purchase housing, the following cost-income ratios will be used. For rental accommodations, a family will be expected to pay 22 to 25 per cent of its income for gross rent. For sales housing, a family will be expected to be able to carry a purchase price of approximately 2 1/2 times the family income. In the application of these standards, appropriate allowances will be made for family size, composition, earning capacity, special requirements, disabilities and rehousing preferences.

(4) Nature and Volume of Competing Demands

An estimate of competing demands for available housing as a result of other Title I and other governmental displacement activities for the projected displacement period has been made.

The displacement period for the Castle Square area is twelve (12) months beginning January 1, 1963. Available information indicates that the amount of concurrent displacement during the displacement period is as follows:

Project	<u>Other Title One Projects</u>					
	1962			1963 (January-December, 1963)		
	Total*	White	Nonwhite	Total	White	Nonwhite
Government Center(1)	360	360	--	--	--	--
Washington Park (2)	49	9	40	576	115	461
North Harvard	--	--	--	71	71	0
Totals	409	369	40	647	186	461

* Totals include single person families.

(1) Completion date December 1962 (2) Begins December 1, 1962. Estimates of Title One Displacement are based on tentative projected time schedules that are subject to revision and extension.

Other Displacement Caused by Public Action

	1962 (Jan-Dec)			1963 (Jan-Dec)		
	Total	White	Nonwhite	Total	White	Nonwhite
Public Housing Construction	75	Data not Available		75	Data not Available	
Code Enforcement, City Demolition Program	200	Data not Available		200	Data not Available	
Total (1)	275			275		

(1) Displacement is now taking place because of the construction of the extension to the Massachusetts Turnpike into downtown Boston. It is not possible to estimate the total number of families to be displaced due to lack of information from the Turnpike Authority. This displacement is scheduled to be completed prior to the implementation of the Washington Park Relocation Program.

Information available at this time indicates the following housing needs for the competing phases of Washington Park and North Harvard displacement activities through the end of the twelve month displacement period for Castle Square.

Public Housing (1)	No. of Bedrooms					<u>Total</u>
	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	
North Harvard	6	2	3	1	-	12
Washington Park	100	96	57	20	19	292
Total	106	98	60	21	19	304

Private Housing (2)

North Harvard	4	27	14	13	1	59
Washington Park	101	89	57	19	18	284
Total	105	116	71	32	19	343

- (1) using as a general standard rent-paying ability up to \$79 per month.
- (2) using as a general standard rent-paying ability of \$80 and over per month.

Comparing these competing demands with the available housing resources in public and private inventories in the City of Boston indicates the following:

	No. of Bedrooms				
<u>Requirements for Public Housing</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>
North Harvard and Washington Park	106	98	60	21	19
<u>Resources in Public Housing</u>	263	806	477	97	23
<u>Requirements for Private Housing</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>
North Harvard and Washington Park	105	116	71	32	19
<u>Resources in Private Housing</u>	2202	2464	1292	548	188

There are adequate housing resources in the public housing inventory for these major competing displacement activities. There are adequate housing resources in private rental and sales housing in the City of Boston for these major competing displacement activities, particularly in one-four bedroom units.

(5) Special Problems of Families and Single Persons

Surveys have indicated there are 169 non-white families to be displaced from the Project Area.

The Authority staff and the staff available under contract for family relocation have contacts with and will continue to work with organizations such as NAACP, Urban League and the Fair Housing Federation, Inc. of Metropolitan Boston.

All families with social problems will be skillfully handled to insure that they receive the needed kinds of social services. By utilizing trained personnel, the Authority will be in a position to enable families to seize every opportunity to make a better adjustment during this period of transition.

(6) Estimates of Project Displacement of Site Occupants, Other Than Families

There are 278 single householders in the Project Area. All relocation staff services available to families will also be available to single householders.

The rehousing needs of single person householders have been discussed as part of the narrative statement on family rehousing needs and resources.

Surveys to date have indicated that there are 60 roomers or lodgers in the Project Area. All relocation staff services available to families and single householders will also be available to these persons.

(7) Financing for Purchase of Homes by Non-White families

Section 221 of the National Housing Act will be the major vehicle used to obtain mortgage financing for white and non-white families. Local lending institutions have demonstrated a willingness to accept white and non-white families with FHA insurance.

